



20050606000274440 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
06/06/2005 04:06:34PM FILED/CERT

WARRANTY DEED

G. Remington Dean and Judy B. Dean, of 261 Twin Oaks Way, Chelsea, Alabama, as Grantors, for valuable consideration to Grantor, the receipt and sufficiency of which is acknowledged, does hereby grant, convey and warrant to the Remington Dean Company, LLC, an Alabama Limited Liability Company, the following real estate:

Lots 13, 14, 15, Yellowleaf Ridge Estates, as recorded in Map Book 18 Page 127, Office of Probate, Shelby County Alabama.

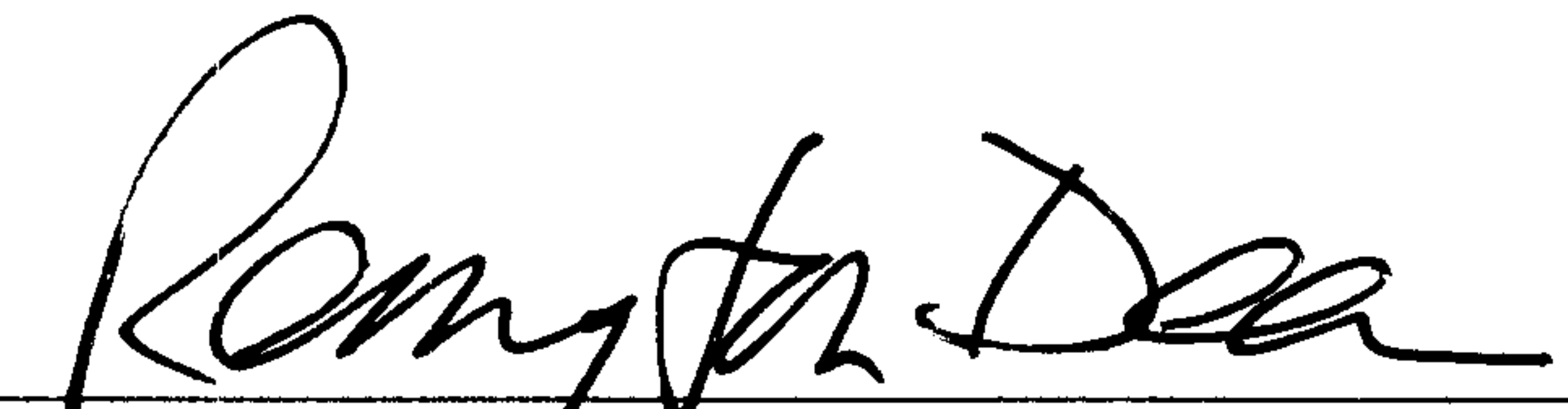
Subject to all valid easements, rights of way, covenants, conditions, reservations and restrictions of record, if any, and also to applicable zoning, land use and other laws and regulations.

To have and to hold the same to the Grantee and Grantee's heirs, successors and assigns forever.

Grantor covenants that:

1. Grantor is the lawful owner in fee simple of the above property, and has good right to convey the same;
2. The above property is free from all encumbrances, except as set forth above;
3. Grantor will forever warrant and defend the title to the above property against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, this Warranty Deed is executed under seal on the 23rd Day of May, 2005.


G. Remington Dean


Judy B. Dean

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STATE OF ALABAMA

COUNTY OF SHELBY

Before me, a Notary Public in and for the above state and county, personally appeared G. Remington Dean and Judy B. Dean, known to me or proved to be the person named in and who executed the foregoing instrument, and being first duly sworn, such person acknowledged that he or she executed said instrument for the purposes therein contained as his or her free and voluntary act and deed.


NOTARY PUBLIC

My Commission Expires: March 31, 2007

(SEAL)